

KEY

NEW INTERIOR SPACE ADDITION ON SITE

DEMO EXIST. ITEM ON SITE

EXIST. TREE TO BE PROTECTED

EXIST. TREE TO BE REMOVED

NEW TREE TO BE PLANTED

LEGEND

UTILITY POLE

GY WIRE

OVERHEAD ELEC.

WATER METER

IRON ROD FOUND

IRON PIPE FOUND

WOOD FENCE

METAL FENCE

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A3.0: BUILDING SECTIONS

SQUARE FOOTAGE CALCS.

ZONING	SF-3
TOTAL LOT SIZE	7,111 S.F.

BUILDING COVERAGE	
CONDITIONED MAIN FLOOR AREA	1,274 S.F.
COVERED FRONT PORCH	223 S.F.
COVERED BACK DECK AND STAIR	511 S.F.
DETACHED GARAGE	411 S.F.
BUILDING COVERAGE TOTAL ALLOWED @ 40% OF 7,111 S.F. =	2,844 S.F.
BUILDING COVERAGE TOTAL	2,418 S.F.

IMPERVIOUS COVERAGE

TOTAL BUILDING COVERAGE	2,418 S.F.
STEPS @ GARAGE	24 S.F.
CONCRETE PARKING RUNNERS	102 S.F.
WOOD TRASH DECK (1 / 2 S.F.)	40 S.F.
CONCRETE STEPS AND PADS	80 S.F.
CONCRETE FRONT STEPS	115 S.F.
SITE WALLS	146 S.F.
A/C PAD	18 S.F.
IMPERVIOUS COVERAGE TOTAL ALLOWED @ 45% OF 7,111 S.F. =	3,200 S.F.
IMPERVIOUS COVERAGE TOTAL @ 40%	2,839 S.F.

FLOOR AREA RATIO CALCS.

(FAR) MAIN FLOOR GROSS AREA	1,274 G.F.A.
(FAR) BASEMENT GROSS AREA	1,274 G.F.A.
(FAR) LOFT GROSS FLOOR AREA	261 G.F.A.
(FAR) GARAGE GROSS AREA (MINUS 450 EXEMP. G.F.A.) =	0 G.F.A.

FLOOR AREA RATIO (FAR) TOTAL (ALLOWED) @ 40% OF 7,111 S.F. =	2,844 G.F.A.
FLOOR AREA RATIO (FAR) TOTAL (NEW) =	2,809 G.F.A.

- SITE NOTES
- SITE PLAN BASED ON SURVEY PLAT OF 612 HIGHLAND AVENUE, AUSTIN TX 78703. LOT 12, BLOCK B, TERRACE PARK, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 242, PLAT RECORDS OF TRAVIS COUNTY. SITE INFORMATION BASED OFF OF SURVEY PERFORMED BY STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS LICENSE NUMBER 4550 ON FEBRUARY 16, 2016.
 - PROVIDE UNDERGROUND ELECTRICAL SERVICE FROM NEW ELECTRICAL UTILITY POLE. COORDINATE DESIGN & DETAILS WITH UTILITY COMPANY. COORDINATE LOCATION OF UTILITY LINES & PANEL LOCATIONS WITH ARCHITECT
 - PROTECT TREES, ROCK OUT CROPPINGS, AND NATURAL SITE FEATURES DURING CONSTRUCTION. MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.
 - LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY ARCHITECT.

REVISIONS

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Structural Engineer
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Nick Deaver
03.31.16

PHASE:
PERMIT DOCUMENTS

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Residence

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DRAWING NAME:

SITE PLAN

DRAWN BY: AM
CHECKED BY: ND

JOB #: 248

FILE:

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DATE: 03.31.2016

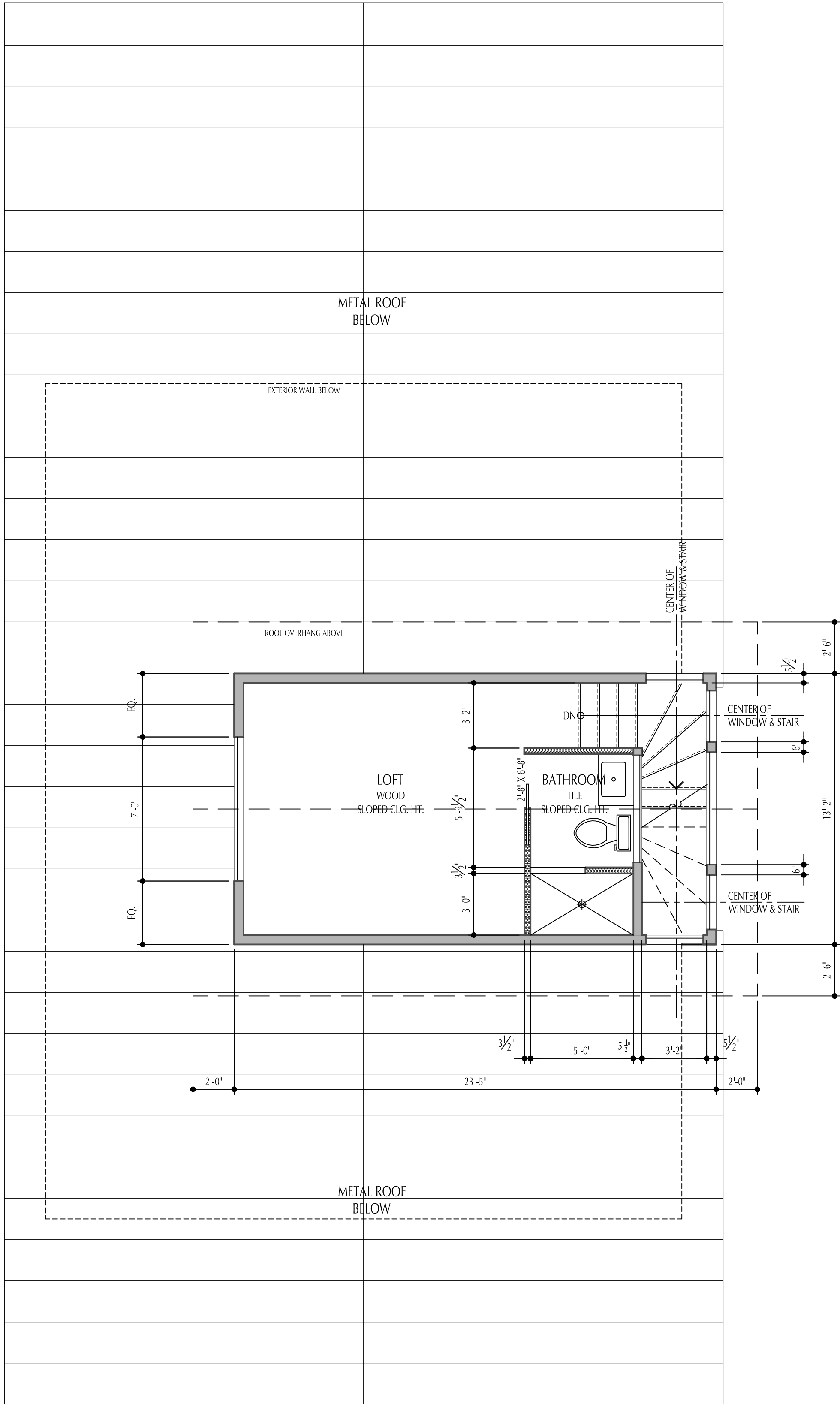
SCALE:

SHEET:

SP1

SITE PLAN

(22X34 SHEET) SCALE= 1"=10'-0"
(11X17 SHEET) SCALE= 1"=20'-0"



WALL KEY			
	NEW 3 1/2" WOOD FRAME WALL		6X6 STEEL TUBE COLUMN (CONCEALED BASE)
	NEW 5 1/2" WOOD FRAME WALL		4X4 WD. POST
	EXISTING WOOD FRAME WALL		
	EXIST. 5 1/2" WOOD FRAME WALL W/ 5 1/2" MASONRY LEDGE		
	EXIST. DBL. 5 1/2" WOOD FRAME WALL		

LOFT PLAN

(22" x 34" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

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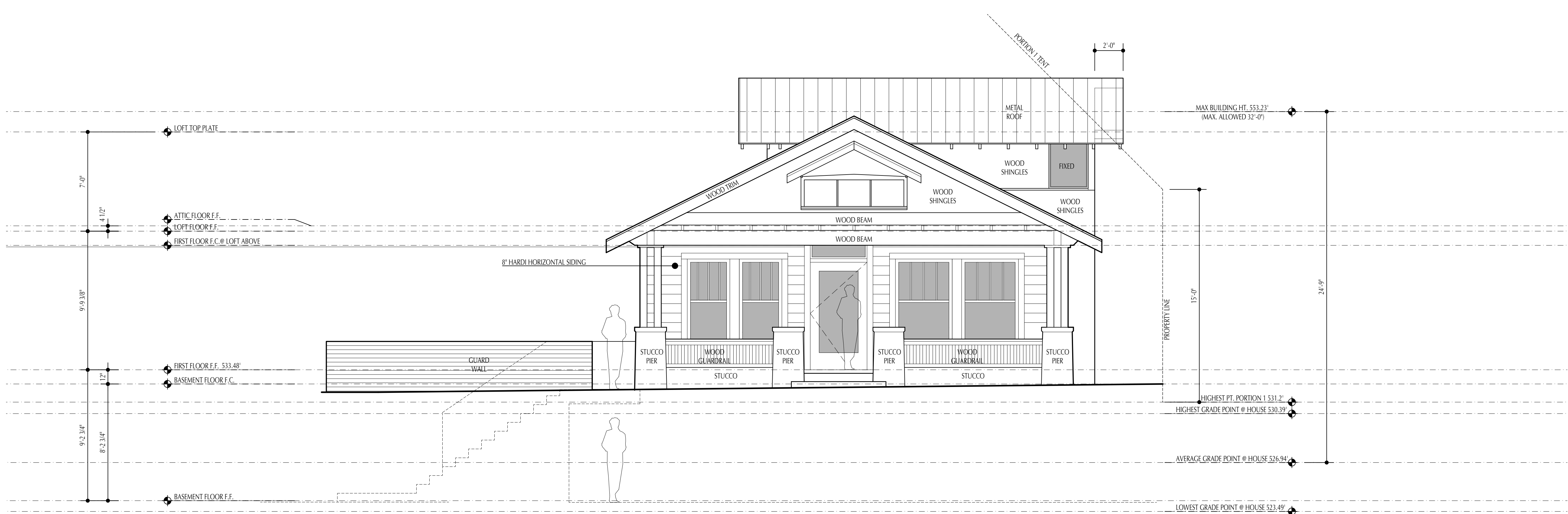
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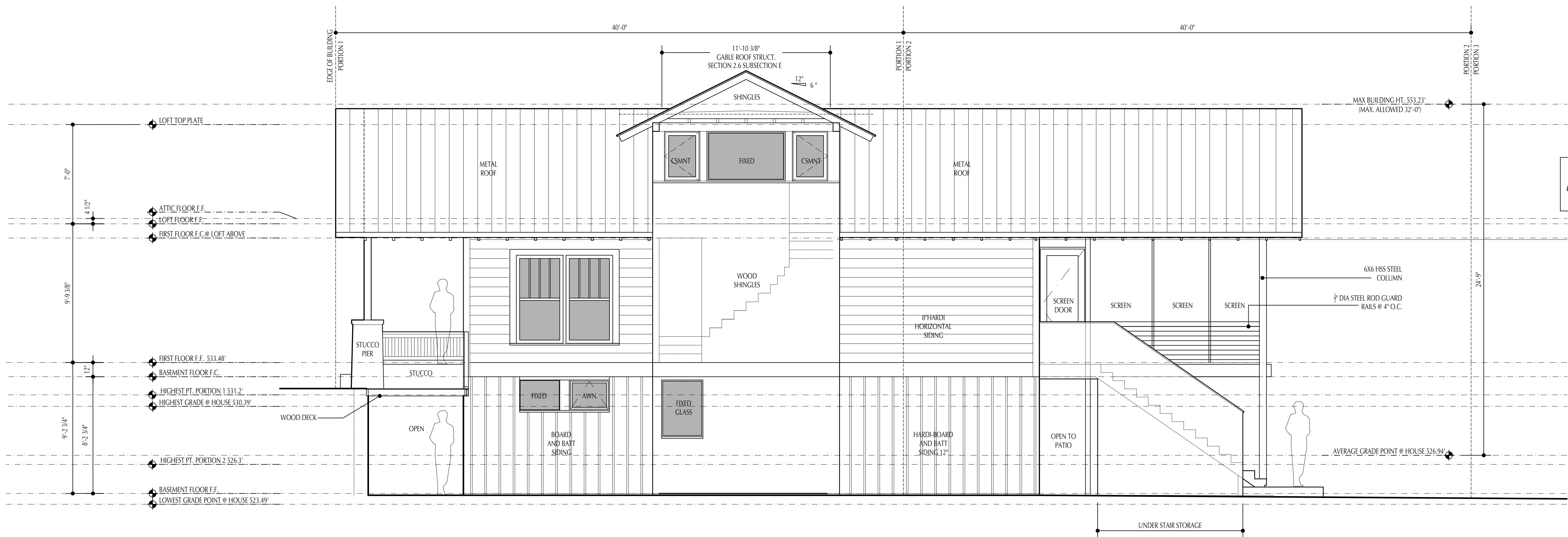
SHEET:

A1.2



1 | EAST EXTERIOR ELEVATION

(22X34 SHEET) 1/4" = 1'-0"
(11X17 SHEET) 1/8" = 1'-0"



2 | SOUTH EXTERIOR ELEVATION

(22X34 SHEET) 1/4" = 1'-0"
(11X17 SHEET) 1/8" = 1'-0"

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12.10.19

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ELEVATIONS

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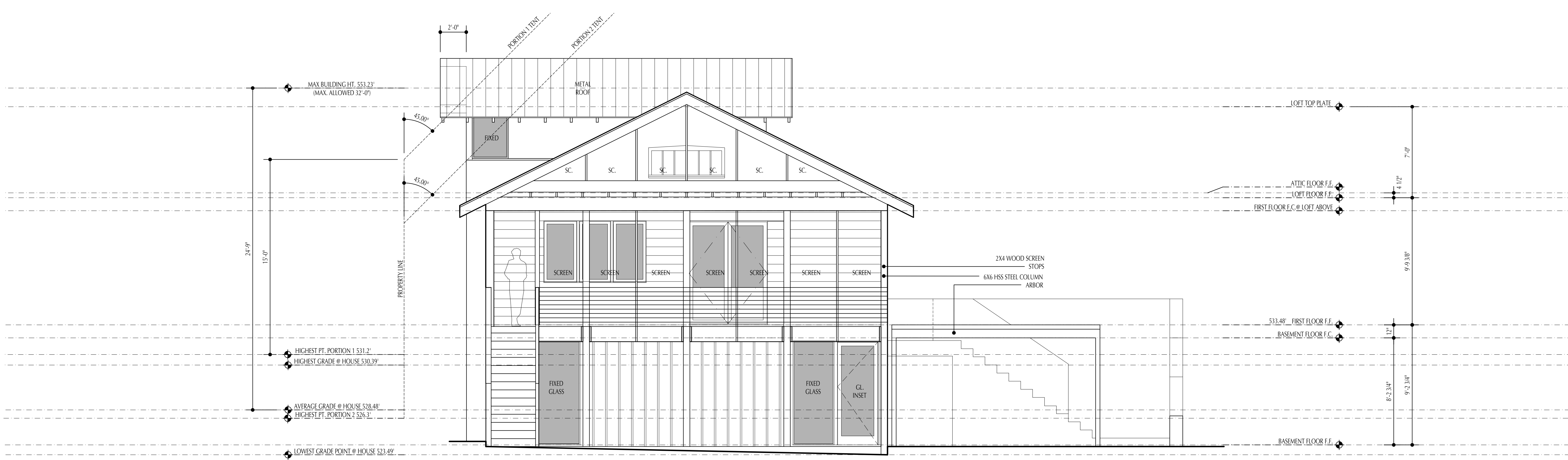
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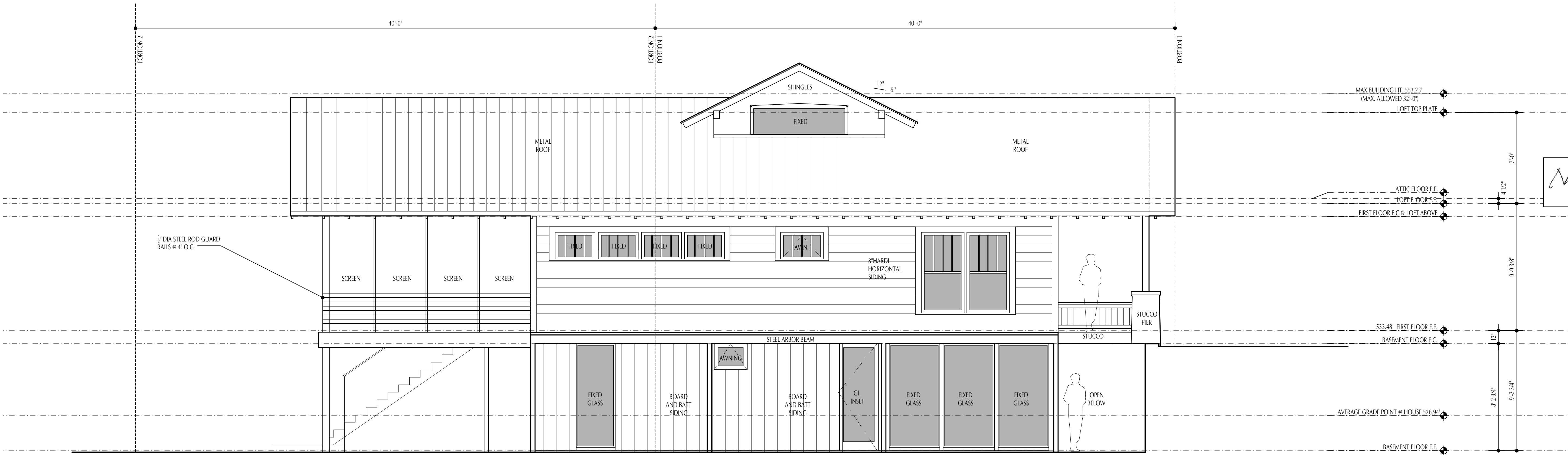
SHEET:

A2.0



1 | WEST EXTERIOR ELEVATION

(22X34 SHEET) 1/4" = 1'-0"
(11X17 SHEET) 1/8" = 1'-0"



2 | NORTH EXTERIOR ELEVATION

(22X34 SHEET) 1/4" = 1'-0"
(11X17 SHEET) 1/8" = 1'-0"

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CHECKED BY:

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FILE:

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2016 NICKDEAVERARCHITECT

DATE: 03.31.2016

SCALE:

SHEET:

A2.1